



TOWN OF KNIGHTDALE
PLANNING AND ENGINEERING COMMITTEE
Meeting Minutes

950 Steeple Square Court, Knightdale, North Carolina 27545

October 14, 2013

The Knightdale Planning and Engineering Committee met in the upstairs conference room in the Town of Knightdale Town Hall at 5:30 p.m. on October 14, 2013.

ITEM I. CALL TO ORDER

...Councilor Tripp called the meeting to order at 5:32 p.m., Monday, October 14, 2013.

ATTENDING: Councilor Tripp, Councilor Poirier, Doug Taylor, Mark Swan, Chris Hills, Fred Boone, Seth Lawless, Jeff Triezenberg, Jennifer Currin, Courtney Jenkins

ITEM II. APPROVAL OF MINUTES

...Mr. Taylor moved to approve the August 12, 2013 minutes. Mr. Boone seconded. Without objection the motion carried unanimously.

ITEM III. OLD BUSINESS

A. RV's in Mobile Home Parks

Mr. Triezenberg introduced ZTA-6-13 for the allowance of RVs in Mobile Home Parks. The drafted amendment is a framework to start the discussion of allowing RVs. He suggested focusing on a percentage allowance for the parks, his recommendation is 10% but is up for discussion. Screening from the public right-of-way could be hard to accomplish, he is proposing the placement of any RV to be 300 ft. from any public right-of-way. For duration of stay, the RVs would be permitted for up to one year and would need to sign a lease for a minimum of one month.

Norwood and Nancy Hargrove, owners of Village Squire Mobile Home Park in Knightdale, introduced themselves to the P&E Committee. They originally proposed the idea of allowing RVs in mobile home parks and requested the text change.

Councilor Poirier stated that he was satisfied with the minimum 300-ft setback. He was concerned with the visibility of the RVs driving on Knightdale Boulevard.

Mr. Taylor suggested enforcing the 300-ft setback and restricting the RVs to the second row of the park and back, as another attempt to reduce visibility.

Mrs. Hargrove replied that they would not have a problem with either of those restrictions.

Councilor Tripp questioned the duration of stay, if a customer had up to 365 days, they feasibly could drive off, circle around and drive right back in.

Mr. Triezenberg answered that the parks could have a renewal system.

Councilor Tripp asked the Hargroves how long the current RV tenants at Village Squire have been in place.

Mr. Hargrove responded one client has been in place for a year but recently traded in their RV for a newer model. The client is here from South Carolina on business as a consultant and is a responsible tenant.

Mr. Boone asked if the Town would issue permits.

Mr. Triezenberg stated that the Town could coordinate with Wake County to receive a copy of their report each year and keep them on file.

Mr. Hargrove replied that he does receive an annual report each year and would be happy to share it with the Town.

Councilor Tripp stated that he was in favor of Mr. Taylor's idea of having the RV's only in the second row and back, so they would not be seen from the public right-of-way.

Mr. Swan informed the committee that he was in favor of a possible separate RV park in the future.

Councilor Poirier stated that the drafted amendment is a good start to discuss with Town Council.

Mrs. Hargrove specified that the RV tenants have been good customers and have not presented any problems to date.

Mr. Taylor asked for the maximum percentage allowed.

Mr. Triezenberg answered that the amendment allows 10% of the manufactured home spaces in any park to be used for the parking of RVs. It states that in the calculation of allowed spaces, a fractional component will be disregarded. Therefore, a mobile home park must have at least 10 spaces to allow 1 RV to keep the RVs towards the larger parks in town.

Mr. Swan asked the Hargroves if the 10% allowance would work well for them.

Mr. Hargrove replied that they have 95 lots and would be allowed 9, and that they are in favor of the proposed changes.

...Councilor Poirier motioned to send ZTA-6-13, RVs in Mobile Home Parks to Town Council for consideration. Mr. Taylor seconded. Without objection the motion carried unanimously.

B. LED Street Light Discussion

Mr. Triezenberg explained that Duke Energy Progress has a program in place for street lights that are more than 20 years old; the company is willing to exchange them for a new LED street light fixture. He presented the committee with a map depicting the eligible lights in town. Changing the fixtures would save the Town money and there is not a cost to swap the lights. The savings is based on the wattage of replacement. He has calculated that if all eligible fixtures were switched, it could save the Town up to \$6,000.00 per year. A consideration is the light differentiation but LED lights have made significant progress over the past few years. The white of the LED actually improves the visibility for drivers and bicyclists. He asked the committee if they would be in a favor of selecting a corridor for a pilot program.

Councilor Tripp suggested the McKnight Drive corridor.

Councilor Poirier asked if there would be a glare difference.

Mr. Triezenberg answered that theoretically the glare should be less; the lights will be pointed in a certain direction and shielded. There will be standards introduced in the revised lighting ordinance as well.

Councilor Poirier suggested changing all the lights out at once. The lights will look better, are green and will be a cost savings to the Town.

Mr. Triezenberg stated that it will not happen all at once, Duke Energy Progress will change them out over time.

...Mr. Swan motioned to have Duke Energy Progress exchange all eligible street lights that are over 20 years old for the new LED street light fixtures. Councilor Poirier seconded. Without objection the motion carried unanimously.

C. Street Tree Project Update

Ms. Jenkins discussed the current situation at First Avenue, there are 38 Cherry trees on the west side of the street that will eventually conflict with utility lines. The Town did not have access to Duke Energy Progress' plan and the utility lines were hung lower than expected. Staff recommends relocating the trees and replacing them with a single-stem Crape Myrtle species that will have a less mature height. Staff recommends relocating the First Avenue trees to the I-540 corridor for improved gateway appearance for citizens and travelers entering and exiting Knightdale. They will be planted behind and in between the existing Crape Myrtles along the exit ramps. OTOC has approved the plan, Staff would recommend the Planning & Engineering Committee approve as well. It will be going before LURB and Town Council this week as well.

Councilor Poirier asked when the relocation and planting will take place.

Ms. Jenkins answered this November. A landscape company will be hired to relocate the trees and the Town's Public Works will be planting the Crape Myrtles.

The Committee discussed that when the conflict does occur in the future, Duke Energy Progress will have the authority to cut down the trees as they see fit. This can create a considerable decrease in the aesthetic quality of the street's appearance, which would

defeat the original purpose of the project to improve the aesthetics of downtown Knightdale.

...Mr. Taylor motioned to approve the proposed Fiscal Year 2014 Street Tree and Relocation Project and send to the Land Use Review Board and Town Council. Councilor Poirier seconded. Without objection the motion carried unanimously.

ITEM IV. NEW BUSINESS

A. First Avenue Sharrow Discussion

Mr. Hills introduced Mr. Hess from the Town's Land Use Review Board and NC State University to discuss how to proceed and make sharrows more appropriate in Knightdale.

Mr. Hess stated that he is interested in studying how effective sharrows and signs are for bicyclists. Unfortunately the "share the road" campaign has been confusing, in particular with sharrows. Many people, drivers and cyclists, are confused about the definition of sharrows and how to use them. Proper placement could help prevent this confusion.

Mr. Taylor identified that DOT typically creates bicycle lanes to the right side but they do want to change the historical way and share the road properly, to clearly identify and avoid confusion. DOT will recommend bike lanes but if the town wants something different, DOT wants to partner with municipalities and work together for the best results.

Mr. Swan stated that he wants a sharrow on First Ave. for the new Town park and that it is necessary for non-experienced bicyclists.

Councilor Poirier agreed with Mr. Swan, he is concerned about inexperienced cyclists and upsetting car drivers behind cyclists.

Mr. Boone indicated that North Carolina law gives bicyclists full access to the lanes.

Mr. Taylor replied that although that is true, the public needs to be properly educated and instructed. He wants to encourage a better plan for cyclists, especially with the new town park and greenway projects.

Councilor Poirier stated that citizens need to be able to travel safely from Carrington Woods to the Town Park.

Mr. Hills responded that the Town did receive a pedestrian plan grant, however, DOT does fund bicycle plans. Staff could pursue a bike grant to create a more detailed plan specifically for cyclists.

Councilor Poirier directed Staff to obtain signs stating "Bicyclists May Use Full Lane."

Mr. Hills answered that Staff will begin to work on options for a new plan and course of action.

B. Tattoo Parlor Discussion

Mr. Hills stated that Tattoo Parlors today do not have the negative stigma they once had and are now allowed in many municipalities. Some of these municipalities have additional standards, or require a special use permit, or have spatial separation restrictions from churches, etc.

Councilor Tripp directed Staff to conduct further research and move forward with the information to Town Council.

C. Split Rail Fence at New Park

Due to time constraints, this item will be moved to the November meeting.

D. Street Tree Locations/Street Cross Sections

Due to time constraints, this item will be moved to the November meeting.

ITEM V. OTHER BUSINESS

ITEM VI. ADJOURNMENT

... Without objection, the meeting was adjourned at 7:00 p.m.

Attest, Chairman of the Planning and Engineering Committee, Dustin Tripp

Clerk to the Planning and Engineering Committee, Courtney Jenkins